



ADOPTED

Mayne Island Local Trust Committee Minutes of a Regular Meeting

Date: April 27, 2015
Location: Mayne Island Agricultural Hall
430 Fernhill Road, Mayne Island, BC

Members Present: George Grams, Chair
Jeanine Dodds, Local Trustee
Brian Crumblehulme, Local Trustee

Staff Present: Gary Richardson, Island Planner
Pat Todd, Recorder

Members of the Public and Media Present: There were two (2) members of the public present

1. CALL TO ORDER

Chair Grams called the meeting to order at 1:00 pm. He acknowledged that the meeting was being held in traditional territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

The agenda was approved as presented.

3. TOWN HALL AND QUESTIONS

There were no comments or questions.

4. POLICY STATEMENT CHECKLIST

MA-2015-26

It was Moved and Seconded that the Mayne Island Local Trust Committee accepts the Policy Statement Directive Checklist has been satisfied for consistency for proposed Bylaws No. 161 and 162.

CARRIED

5. COMMUNITY INFORMATION MEETING

5.1. Bylaws No. 161 and 162 - Technical Amendments

Planner Richardson explained the purpose of the proposed bylaws.

There were two issues raised from the floor regarding proposed Bylaw No. 162.

After discussion it was proposed that under A 10(1) the word "otherwise" be added in the final sentence following the word "matter".

There was a question raised as to A 8. Part 2 which refers to notice from the Bylaw Officer prior to accessing a property.

Staff will clarify this with the Bylaw Enforcement Manager.

6. PUBLIC HEARING

See separate Public Hearing (PH) Record dated April 27, 2015.

6.1. Recess for Public Hearing

6.1.1. Bylaws No. 161 & 162

Chair Grams closed the regular LTC meeting at 1:15 pm. for the Public Hearing.

6.2. Recall to Order

Chair Grams recalled the regular LTC meeting to order at 1:23 pm.

7. MINUTES

7.1. Local Trust Committee Minutes Dated March 30, 2015

By general consent the Local Trust Committee meeting minutes of March 30, 2015 as presented were Adopted.

7.2. Section 26 Resolutions-without-meeting Report

None

7.3. Advisory Planning Commission Minutes

None

8. BUSINESS ARISING FROM THE MINUTES

8.1. Follow-up Action List Dated April 2015

Planner Richardson reported on the follow-up action list.

MA-2015-27

It was Moved and Seconded that the Mayne Island Local Trust Committee direct staff to refer the Bylaw Enforcement Notification process bylaw to the Advisory Planning Commission.

CARRIED

9. DELEGATIONS

None

10. CORRESPONDENCE

Correspondence received concerning current applications or projects is posted to the LTC webpage

10.1. Email from G. Wise re: Oil Spill

There was discussion regarding potential of oil spills in Plumper Sound and Trustee Dodds requested clarification as to response process should this occur.

MA-2015-28

It was Moved and Seconded that Mayne Island Local Trust Committee direct Chair Grams to send a letter to Steve Brown, Chair of Shipping for Vancouver Port Authority, requesting clarification of the process/protocol should there be an oil spill in Plumper Sound.

CARRIED

11. APPLICATIONS AND REFERRALS

None

12. LOCAL TRUST COMMITTEE PROJECTS

12.1. Bylaws No. 161 & 162

Planner Richardson reviewed the Bylaws.

12.2. Bylaw No. 161 for Consideration of Second and Third Readings

MA-2015-29

It was Moved and Seconded that the Mayne Island Local Trust Committee proposed Bylaw No.161, cited as “Mayne Island Official Community Plan Bylaw No. 144, 2007, Amendment No. 1, 2014” be given Second Reading

CARRIED

MA-2015-30

It was Moved and Seconded that the Mayne Island Local Trust Committee proposed Bylaw No. 161, cited as “Mayne Island Official Community Plan Bylaw No. 144, 2007, Amendment No. 1, 2014” be given Third Reading.

CARRIED

MA-2015-31

It was Moved and Seconded that the Mayne Island Local Trust Committee proposed Bylaw No. 161 be forwarded to the Secretary of the Islands Trust for Executive Committee approval.

CARRIED

MA-2015-32

It was Moved and Seconded that the Mayne Island Local Trust Committee proposed Bylaw No. 161 be forwarded to the Minister of Community, Sport, and Cultural Development for approval.

CARRIED

12.3. Bylaw No. 162 for Consideration of Third Reading

MA-2015-33

It was Moved and Seconded that the Mayne Island Local Trust Committee ask staff to amend Bylaw No. 162 as per A 10.2.9(1) so that the sentence reads "...relating to the same subject matter, otherwise the former act...".

CARRIED

MA-2015-34

It was Moved and Seconded that Mayne Island Local Trust Committee proposed Bylaw No. 162, cited as "Mayne Island Land Use Bylaw No. 146, 2008, Amendment No. 1, 2014" be read a Third time.

CARRIED

MA-2015-35

It was Moved and Seconded that Mayne Island Local Trust Committee proposed Bylaw No. 162 be forwarded to the Secretary of the Islands Trust for Executive Committee approval.

CARRIED

The Chair and Trustees expressed appreciation for staff efforts in reviewing and amending these documents.

12.4. Density Controls on Remainder Lots

Planner Richardson explained that this project is to provide certainty to land owners and the general public with respect to how density is regulated on large remainder lots.

MA-2015-36

It was Moved and Seconded that the Mayne Island Local Trust Committee direct staff to prepare a list of remainder lots within the Mayne Island Local Trust area and determine which lots require further density control.

CARRIED

MA-2015-37

It was Moved and Seconded that the Mayne Island Local Trust Committee direct staff to proceed with option 3 (amend the zoning on the remainder lots by creating site specific zoning specifying the remaining residential density for each remainder lot) and prepare draft wording for the Local Trust Committee to consider.

CARRIED

There was discussion regarding the OCP and LUB Amendments – Project Charter v1 and Short Term Vacation Rentals (STVR)

MA-2015-38

It was Moved and Seconded that the Mayne Island Local Trust Committee request staff that in conjunction with Temporary Use Permit Guidelines regarding Short Term Vacation Rentals that there be a review of outright permitting short term vacation rental of legal cottages.

CARRIED

13. REPORTS

13.1. Work Program Reports

13.1.1. Top Priorities Report Dated April 2015

Planner Richardson informed the LTC that Item 2, Public Hearing for proposed Bylaws No. 161 and 162 is now completed.

MA-2015-39

It was Moved and Seconded that the Mayne Island Local Trust Committee direct staff to move Commercial Land Use Review from Projects List to #1 Top Priorities List.

CARRIED

13.1.2. Projects List Report Dated April 2015

MA-2015-40

It was Moved and Seconded that the Mayne Island Local Trust Committee direct staff to remove Item 5, Medical Marijuana production facility review, from its Projects List.

CARRIED

There was discussion regarding community input and direction for projects.

13.2. Applications Report Dated April 2015

None

13.3. Trustee and Local Expense Report Dated March 2015

Received for information

13.4. Adopted Policies and Standing Resolutions

Received for information

13.5. Local Trust Committee Webpage

The committee was advised that the website would be updated as appropriate after the meeting. The Mayne Island webpage can be found at:

www.islandstrust.bc.ca/mayne

13.6. Chair's Report

Chair Grams reported that the Executive Committee agreed with staff as to the need of facilitation for review of the Strategic Plan. The facilitator would then provide options to Council. After attending the Association of Vancouver Island Coastal Communities conference it was questioned as to the need of 4 representatives from IT. Salt Spring Island is continuing towards incorporation. If supported by the Ministry there would be a referendum in 2016 and an expected 5 year transition period. There was discussion as to the financial

impact for Islands Trust should Salt Spring Island become incorporated. Chair Grams will be participating with the free interisland foot passenger service, Le Tour de Isles June 15 – June 21.

13.7. Trustee Report

Trustee Dodds spoke to a meeting of the Southern Gulf Island Trustees. It was a positive day with plans for creating a vision statement for the islands.

Trustee Crumblehulme reported he is now the director for Mayne Island Emergency Services which is funded through the Capital Regional District.

13.8. Trust Fund Board Report - April 2015

Received for information

14. NEW BUSINESS

14.1. 2014-15 Annual Report - Mayne Island Local Trust Committee Section – RFD

MA-2015-41

It was Moved and Seconded that the Mayne Island Local Trust Committee approves the attached text for inclusion in the 2014-2015 Annual Report for approval by Trust Council and submission to the Minister of Community, Sport and Cultural Development.

CARRIED

14.2. Board of Variance - Expiring Memberships

Received for information

14.3. Input to Strategic Plan – RFD

There was discussion as to what items from the document were important for Mayne Island.

The following topics were identified and the LTC will finalize a list at the next meeting:

- Fresh water quality and quantity;
- Coastal protection;
- Socioeconomic issues;
- Improve understanding of Islands Trust;
- Resilience/economic stability of Islands Trust.

14.4. Oil Spill Clean-up Protocol - Discussion re Process in Plumper Sound

This item was discussed earlier and it was decided that any information received would be distributed to other islands.

15. UPCOMING MEETINGS

15.1. Next Regular Meeting Scheduled for May 25, 2015, at 1:00 pm, at the Mayne Island Agricultural Hall

16. TOWN HALL

None

17. CLOSED MEETING

None

18. ADJOURNMENT

By general consent the meeting was adjourned at 2:40 pm.

George Grams, Chair

Certified Correct

Pat Todd, Recorder